043.0	0006	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,200 / 666,200
					USE VALUE:	666,200 / 666,200
					ASSESSED:	666,200 / 666,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAY FRANK C JR & RUTH
Owner 2:	
Owner 3:	
Street 1:	32 BEACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Aluminum Exterior and 1523 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4800.000	215,000		451,200	666,200
Total Card	0.110	215,000		451,200	666,200
Total Parcel	0.110	215,000		451,200	666,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.57 | /Parcel: 437.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 30549

GIS Ref

GIS Ref

Insp Date 11/27/18

!3686!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0006-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,000	0	4,800.	451,200	666,200	666,200	Year End Roll	12/18/2019
2019	101	FV	176,800	0	4,800.	479,400	656,200	656,200	Year End Roll	1/3/2019
2018	101	FV	176,800	0	4,800.	349,700	526,500	526,500	Year End Roll	12/20/2017
2017	101	FV	176,800	0	4,800.	304,600	481,400	481,400	Year End Roll	1/3/2017
2016	101	FV	176,800	0	4,800.	259,400	436,200	436,200	Year End	1/4/2016
2015	101	FV	166,400	0	4,800.	253,800	420,200	420,200	Year End Roll	12/11/2014
2014	101	FV	166,400	0	4,800.	208,700	375,100	375,100	Year End Roll	12/16/2013
2013	101	FV	166,400	0	4,800.	198,500	364,900	364,900		12/13/2012

PRINT

Date	Time
12/10/20	18:52:13

LAST REV

Date	Time
04/09/19	14:43:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3686

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9678-578		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	30549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/1995	357	Manual	4,000					WINDOWS/DOORS

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	345	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Meas/Inspect	197	PATRIOT
8/18/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98502624
Adj $ / SQ:	172.872
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333857
Depreciation:	118853
Depreciated Total:	215004

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

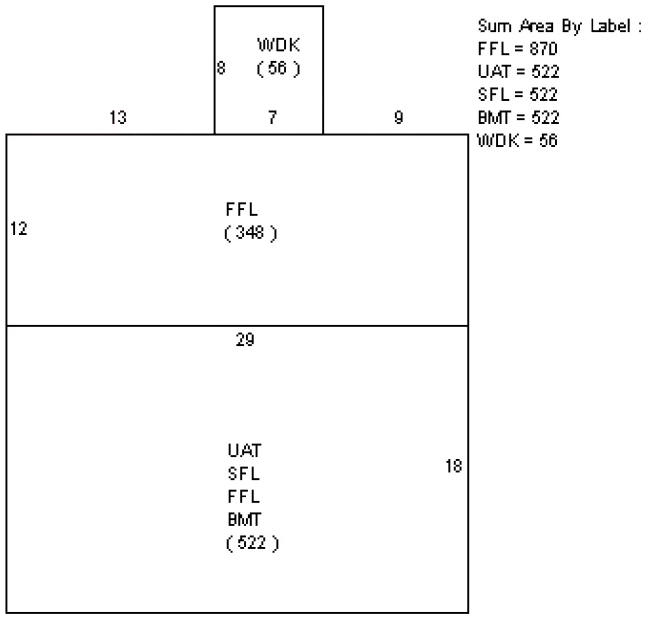
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	102.33
Final Total:	215000	Val/Su SzAd	154.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	870	172.870	150,399
BMT	Basement	522	51.860	27,072
SFL	Second Floor	522	172.870	90,239
UAT	Upper Attic	131	78.660	10,265
WDK	Deck	56	15.760	883
	Net Sketched Area:	2,101	Total:	278,858
Size Ad	1392	Gross Are	2492	FinArea 1523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0006-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X9	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc